

Worksession

Agenda Item #	7
Meeting Date	November 28, 2005
Prepared By	Suzanne Ludlow, Community & Government Liaison
Approved By	Barbara B. Matthews, City Manager

Discussion Item	Update on Day Laborer Site
Background	<p>Takoma Park has long been supportive of providing a site for day laborers in the Takoma/Langley area where the laborers can safely and conveniently wait for jobs while minimizing negative impacts on surrounding businesses or residents. As such, the City has been renting the parking lot at 6530 New Hampshire Avenue since July 2001 for use as a temporary day laborer site while efforts to find a permanent site were underway. The FY06 budget allocation for the cost of renting the site, paying CASA de Maryland for management functions, and paying for utilities and portable toilets is \$80,000, with half coming from Montgomery County. Prince George's County had declined to contribute to the temporary site, saying that they were searching for a permanent site in Prince George's County.</p> <p>A permanent site in Prince George's County has been identified; it is an office building in a commercial area at University Boulevard and Riggs Road. CASA has been negotiating with the building owner for rental of the site (which requires some building improvements) and the outlook is reportedly positive, but occupation of the site may take several months. Initial funds for the lease of the property were provided to CASA by Prince George's County, but the lease arrangements are between the owner and CASA.</p> <p>Unfortunately, the property of the temporary site on New Hampshire Avenue was sold in August, and the new owners wish to end the day laborer presence on the property as of Thursday, December 1. According to the lease provisions, the owner has the right to end the lease.</p> <p>The common goal of CASA, City of Takoma Park staff, and Prince George's County staff is to have a smooth transition for day laborers, contractors and property owners from the temporary site to the permanent site. This would mean advertising the new site to the day laborers and contractors via signs, flyers and, perhaps, a press conference. However, the delay in finalizing the agreement for the permanent site puts a smooth transition in jeopardy. There have been reports that CASA is working on securing an interim site, but that information has not been shared with City staff. It is hoped that more information will be available for the discussion with Council on Monday evening. CASA representatives have been encouraged to attend the worksession discussion.</p>
Policy	The City Council supports the provision of a day laborer site in the Takoma/Langley area.
Fiscal Impact	The City of Takoma Park has allocated \$40,000 for the support of the temporary day

	<p>laborer site in FY06. If the site is ended, only approximately \$16,700 will be required to be spent. CASA staff have indicated they would like the City to continue supporting their work with day laborers, both for the balance of FY06 and for future years. City staff have advised the CASA representatives that they should approach the Council with their request.</p>
Attachments	
Recommendation	Receive update and discuss.
Special Consideration	Lease of temporary site ends November 30, 2005.